

Planning and Construction Committee Minutes

March 20, 2018

Town Hall Room 204

Attendees: Bill Childs, Jean Wall, John Andrews, Nancy Hazard, Joe Ruggeri and Susan Hollins
Also: Lindsay Rowe, Dan Desrochers, Carole Collins and Elizabeth Braccia

1. Welcome to new member – John Andrews, 35 years in commercial experience, Pyrimad Malls and GHS
2. Need to take care of it w/maintenance and long term maintenance
 - a. John Zon
 - i. COA has moved in
 - ii. A few things left on punch list
 - iii. COA love it
 - iv. Soft opening went well
 - v. Some car tracks in dirt
 - vi. Grand opening in May
3. Library
 - a. Building committee is on hiatus – waiting for notification from State for \$9.4 million, fundraising \$2 million. The Town will be responsible for the remainder. Has \$3 million for inflation contingency and land costs of \$600 K which won't be required, as it won't be built in ten years. The footprint is on parking lot and fire station, so can't begin until fire station is demolished.
4. John Zon
 - a. Rental for other uses? Policy committee has been formed and is chaired by Mark Maloni. Ideas for Library to use community center in different ways to generate some revenue. Many in community members are chomping at the bit for usage of the community room.
5. Public Safety Complex – MM
 - a. 14 month RFP – originally looked at renovation, but \$ is too much. Tear down will reduce the square footage 30 % and reduce new costs. 114 Main St. and old A&P entrance. The RFP respondent would control construction and leasing.
 - b. PACE program and MassDevelopment in front of council for energy improvement.
 - c. Opportunity Zones – 2 census tracts can be submitted (3 eligible) encouraging development and private investment through tax credits. E-911 status for Greenfield PD dispatch gives \$10K and looking at regional dispatch center. State would like to locate in new construction. Sale of PD would be included in any financing package for it. Nothing at this part for board to do. Hard to explain to residents in/out final plan and w/complex financing. Excited for regionalization of dispatch. The county seat get some of the problems, excited to see some limits.
6. Parking Garage
 - a. On schedule

- b. Pre-cast on schedule
7. Capital Improvement
- a. Knob & tube replacement @ DPW yard. Maintenance of roof/painting/middle/school auditorium and fencing. There is a concern from Council that it's not a safety issue. Must protect assets. All police cameras were restored. Fire department lease and ambulance were removed from the capital list. Current ambulance is having down time. If the ambulance is down, fire station has to send a fire truck.
 - b. School fencing is a huge safety issue w/students wondering out and strangers wandering in.
 - c. Presented by Capital Committee, Mayor's recommendations Town Council yay/nay.
 - d. Need to have committee support some of these.
 - e. Methodology is in questions. What happens in other communities? Will find out what happens for capital in other cities.
 - f. Need extended Plans
8. Dashboard for Town Buildings – Energy every building has information. Will try to get it online.
- a. Will include energy info and future capital improvement needs.
 - b. The capital budget starts in October, per the charter
9. Vehicles
- a. Can we look at vehicles? In the past, this committee used to look at this? Town hasn't purchased any passenger vehicles in several years. Town may move to lease to buy to keep the budget impact lower. Some vehicles depreciate so quickly that not borrowing is better. DOER is offering some incentive but not enough to make it competitive.
10. Anaerobic Digester
- a. Looking at solution for sludge. Trying to get feasibility study. Ownership and operation is the question.
 - b. Current charter doesn't have P&C as part of the Capital Committee. The CIP is three votes with one as the chair
 - c. Note that the charter governs this committee and it doesn't include P&C in CIP except for the chair. Need to look into future process.

Does school/town have clear separation? No.

Still transportation is impacted, especially town vehicles.

Adjourned 5:58 p.m.

Next meeting – April 17, 2018